

1 BILL NO. R-84-2-

2 DECLARATORY RESOLUTION NO. R-

3 A DECLARATORY RESOLUTION designating
4 an "Economic Revitalization Area"
5 under I.C. 6-1.1-12.1.

6 WHEREAS, Petitioner has duly filed its petition dated
7 January 18, 1984, to have the following described property
8 designated and declared an "Economic Revitalization Area" under
9 Division 6, Article II, Chapter 2 of the Municipal Code of the
10 City of Fort Wayne, Indiana, of 1974, as amended, and I.C. 6-1.1-
11 12.1., to-wit:

12 Lot #418, Lot #419, Lot #420, Lot #452
13 and Lot #453, together with adjoining
14 vacated alleys, in Samuel Hanna's Ad-
15 dition, excepting therefrom part of
16 Lot #418, Lot #419, Lot 420, and Lot
17 #452, and the adjoining vacated alleys,
18 in Samuel Hanna's Addition, as recorded
19 in Deed Record "C", pages 525-526, in
20 the Office of the Recorder of Allen
21 County, Indiana, more particularly
22 described as follows:

23 Beginning at the Northwest corner of
24 Lot #452 in Samuel Hanna's Addition as
25 recorded in the plat thereof in the
26 Office of the Recorder of Allen County,
27 Indiana; thence East along the North
28 line of Lot #452, a distance of 15.3
29 feet; thence South with a deflection
30 angle to the right of 90 degrees 00
31 minutes 20 seconds a distance of 275.63
32 feet; thence East with a deflection angle
to the left of 90 degrees 07 minutes 50
seconds a distance of 7.0 feet; thence
South with a deflection angle to the
right of 90 degrees 08 minutes a dis-
tance of 38.1 feet to a point on the
South line of Lot #418; thence West with
a deflection angle to the right of 89
degrees 52 minutes along the South line
of Lot #418 a distance of 21.7 feet to
the Southwest corner of Lot #418; thence
North with a deflection angle to the
right of 90 degrees 01 minutes along
the West line of Lot #418, Lot #419,
Lot #420, and the East/West vacated
alleys, and Lot #452, a distance of
313.76 feet to the point of beginning;

33 said property more commonly known as 1020 S. Calhoun Street,
34 Fort Wayne, Indiana;

1 Page Two

2
3 WHEREAS, it appears that said petition should be pro-
4 cessed to final determination in accordance with the provisions
5 of said Division 6.

6 NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL
7 OF THE CITY OF FORT WAYNE, INDIANA:

8 SECTION 1. That, subject to the requirements of Section
9 4, below, the property hereinabove described is hereby designated
10 and declared an "Economic Revitalization Area" under I.C. 6-1.1-
11 12.1. Said designation shall begin upon the effective date of
12 the Confirming Resolution referred to in Section 3 of this Resolu-
13 tion and shall continue for one (1) year thereafter. Said desig-
14 nation shall terminate at the end of that one-year period.

15 SECTION 2. That upon adoption of this Resolution:

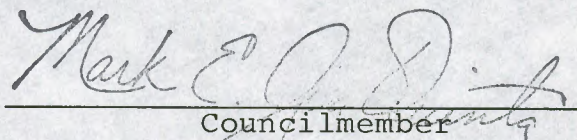
- 16 (a) Said Resolution shall be filed with the Allen
17 County Assessor;
- 18 (b) Said Resolution shall be referred to the Committee
19 on Finance and shall also be referred to the De-
20 partment of Economic Development requesting a re-
21 commendation from said department concerning the
22 advisability of designating the above designated
23 area an "Economic Revitalization Area";
- 24 (c) Common Council shall publish notice in accordance
25 with I.C. 5-3-1 of the adoption and substance of
26 this Resolution and setting this designation as an
27 "Economic Revitalization Area" for public hearing;
- 28 (d) If this Resolution involves an area that has al-
29 ready been designated an allocation area under
30 I.C. 36-7-14-39, then the Resolution shall be re-
31 ferred to the Fort Wayne Redevelopment Commission
32 and said designation as an "Economic Revitalization

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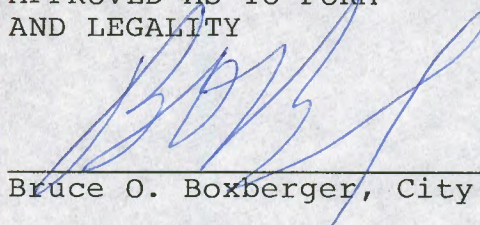
Area". shall not be finally approved unless said Commission adopts a resolution approving the petition.

SECTION 2. That this Resolution shall be subject to being confirmed, modified and confirmed or rescinded after public hearing and receipt by Common Council of the above described recommendations and resolution, if applicable.

SECTION 4. That this Resolution shall be in full force and effect from and after its passage and any and all necessary approval by the Mayor.


Councilmember

APPROVED AS TO FORM
AND LEGALITY


Bruce O. Boxberger, City Attorney

FOX RIVER BOND
25% COTTON

Read the first time in full and on motion by _____,
seconded by _____, and duly adopted, read the second time
by title and referred to the Committee _____ (and the City
Plan Commission for recommendation) and Public Hearing to be held after
due legal notice, at the Council Chambers, City-County Building, Fort Wayne,
Indiana, on _____, the _____ day of
_____, 19_____, at _____ o'clock _____ M., E.S.

DATE: _____

SANDRA E. KENNEDY, CITY CLERK

Read the third time in full and on motion by _____
seconded by _____, and duly adopted, placed on its
passage. PASSED (LOST) by the following vote:

	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINED</u>	<u>ABSENT</u>	<u>TO-WIT:</u>
<u>TOTAL VOTES</u>	<u>9</u>	_____	_____	_____	_____
<u>BRADBURY</u>	<u>✓</u>	_____	_____	_____	_____
<u>BURNS</u>	<u>✓</u>	_____	_____	_____	_____
<u>EISBART</u>	<u>✓</u>	_____	_____	_____	_____
<u>GiaQUINTA</u>	<u>✓</u>	_____	_____	_____	_____
<u>HENRY</u>	<u>✓</u>	_____	_____	_____	_____
<u>REDD</u>	<u>✓</u>	_____	_____	_____	_____
<u>SCHMIDT</u>	<u>✓</u>	_____	_____	_____	_____
<u>STIER</u>	<u>✓</u>	_____	_____	_____	_____
<u>TALARICO</u>	<u>✓</u>	_____	_____	_____	_____

DATE: 2-14-84

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort
Wayne, Indiana, as ~~(ANNEXATION)~~ (APPROPRIATION) (GENERAL)
(SPECIAL) ~~(ZONING MAP)~~ ORDINANCE (RESOLUTION) NO. 21-84
on the 14th day of February, 1984,

ATTEST:

(SEAL)

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Ray A. Ebert
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana,
on the 15th day of February, 1984,
at the hour of 2:40 o'clock P. M., E.S.T.

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 21st day of February,
1984, at the hour of 1 o'clock P. M., E.S.T.

Win Moses, Jr.
WIN MOSES, JR., MAYOR

APPLICATION FOR DESIGNATION
AS AN ECONOMIC REVITALIZATION AREA
-REAL ESTATE TAX ABATEMENT-



This application is to be completed and signed by the owner of the property where development or rehabilitation is to occur. The City of Fort Wayne, Indiana, reviews this application for designation as an "Economic Revitalization Area" in regards to its responsibility under Public Law 69, enacted by the General Assembly of the State of Indiana in 1977; and all subsequent amendments made by the General Assembly thereafter.

1. Applicant Fort Wayne Center Associates, Ltd.
2. Owner(s) same
3. Address of Owner(s) 1401 West Paces Ferry Road, NW Suite E-2
Atlanta, Georgia 30327
4. Telephone Number of Owner(s) (404) 262-2855
5. Relationship of Applicant to Owner(s) if any same
6. Address of Applicant same as above
7. Telephone number of Applicant () same as above
8. Address of Property Seeking Designation 1020 S. Calhoun
Fort Wayne, IN 46802
9. Legal Description of Property Proposed for Designation (may be attached) see attached
10. Township Wayne
11. Taxing District City of Fort Wayne

12. Current Zoning B3A
13. Variance Granted (if any) _____
14. Current Use of Property
- a. How is property presently used? Staging area for the construction of the Fort Wayne Civic Center
- b. What Structure(s) (if any) are on the property? none
- b. What is the condition of this structure/these structures? n/a
15. Current Assessed Value of Real Estate \$48,000
- a. Land \$48,000
- b. Improvements none
16. Amount of Total Property Taxes Owed During the Immediate Past Year
- none
17. Description of Proposed Improvements to the Real Estate _____
- 250-room convention hotel
18. Development Time Frame
- a. When will physical aspects of development or rehabilitation begin?
- March, 1984
- b. When is completion expected? September, 1985
19. Cost of Project (not including land costs) \$13,539,548.00

Construction Cost

20. Permanent Jobs Resulting from Completed Project

a. How many permanent jobs will be employed at of in connection with the project after it is completed? approximately 250

lation of this new manufacturing equipment? _____

b. What is the nature of those jobs? service

c. Anticipated time frame for reaching employment level stated above?

three years

21. Additional municipal services necessitated by installation of new manufacturing equipment (e.g. enlargement of sewer, etc.) _____

none anticipated

22. Undesirability for Normal Development

What evidence can be provided that the project property is located in an area "which has become undesirable for, or impossible of, normal development and occupancy because of a lack of age, development, cessation of growth, deterioration of improvements or character of occupancy, obsolescence, substandard buildings or other factors which have impaired values or prevent a normal development of property or use of property"? The City of Fort Wayne has been designated an

economically depressed area, especially the downtown. The Fort

Wayne Civic Center and hotel projects were designed to assist in

the revitalization of the urban core and to create new jobs

for the residents of Fort Wayne.

I hereby certify that the information and representation on this Application are true and complete.

FORT WAYNE CENTER ASSOCIATES, LTD.

BY: Fort Wayne Center Associates, Inc.

January 14, 1984

Signature(s) of Owners

Date

Its General Partner

BY: 

Its Vice President

Information Below to be filled in by Department of Economic Development:

Date Application Received:

Date Application Forwarded to Law Dept:

Date of Legal Notice Publication:

Date of Public Hearing:

Date of Building Permit:

Approved or Denied? Date:

Allocation Area:

WORSHAM, STOGNER & JOBLIN CO., INC.

81-7/820

000224

JUL 18 1984

PAY TO THE ORDER OF CITY OF FORT WORTH \$50.00

FIFTY & NO/100 DOLLARS



FOR Tax Assessment Billing - EXCA. Ltd.

⑈000224⑈ ⑈1082000073⑈ 8905⑈904⑈5⑈

[Signature]

EXHIBIT "A"

Lot #418, Lot #419, Lot #420, Lot #452 and Lot #453, together with adjoining vacated alleys, in Samuel Hanna's Addition, excepting therefrom part of Lot #418, Lot #419, Lot #420, and Lot #452, and the adjoining vacated alleys, in Samuel Hanna's Addition, as recorded in Deed Record "C", pages 525-526, in the Office of the Recorder of Allen County, Indiana, more particularly described as follows:

Beginning at the Northwest corner of Lot #452 in Samuel Hanna's Addition as recorded in the plat thereof in the Office of the Recorder of Allen County, Indiana; thence East along the North line of Lot #452, a distance of 15.3 feet; thence South with a deflection angle to the right of 90 degrees 00 minutes 20 seconds a distance of 275.63 feet; thence East with a deflection angle to the left of 90 degrees 07 minutes 50 seconds a distance of 7.0 feet; thence South with a deflection angle to the right of 90 degrees 03 minutes a distance of 38.1 feet to a point on the South line of Lot #418; thence West with a deflection angle to the right of 89 degrees 52 minutes along the South line of Lot #418 a distance of 21.7 feet to the Southwest corner of Lot #418; thence North with a deflection angle to the right of 90 degrees 01 minutes along the West line of Lot #418, Lot #419, Lot #420, and the East/West vacated alleys, and Lot #452, a distance of 313.76 feet to the point of beginning.

END OF EXHIBIT "A"



The City of Fort Wayne

February 2, 1984

Mark GiaQuinta, Chairman of Finance
Fort Wayne Common Council
One Main Street
Fort Wayne, IN 46802

Re: Tax Abatement Application For Fort Wayne Center Associates
LTD

Dear Mr. GiaQuinta:

On January 18, 1984, an application for tax abatement was filed in the office of the Department of Economic Development requesting designation of the property located at 1020 South Calhoun Street as an "Economic Revitalization Area" for the purposes of tax abatement. The application was then referred to the Law Department for drafting of a Declaratory Resolution.

Action

The Department of Economic Development conducted a staff review of the project on January 25, 1984. A formal review of the site and an interview with Mr. Robert Joblin was conducted.

Recommendation

Based upon the above action, the Department of Economic Development is recommending to the Common Council a "Do Pass" to your Declaratory Resolution designating:

"SEE ATTACHED"

As an "Economic Revitalization Area" for purposes of I.C. 6-11-12.1, as enacted by the General Assembly of the State of Indiana.

Mark GiaQuinta
February 2, 1984
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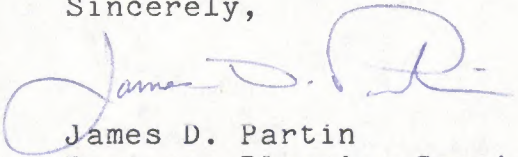
Rationale

The above stated recommendation is based upon the following rationale:

1. Lack of development
2. Effective utilization of vacant under utilized land
3. Neighborhood conservation and stabilization
4. Improvement of the physical appearance of the city
5. Increase in employment by 250 jobs

If you need any additional information, please do not hesitate to contact me at 427-1127.

Sincerely,

A handwritten signature in blue ink, appearing to read "James D. Partin". The signature is stylized with a large, looping initial "J" and a long horizontal stroke at the end.

James D. Partin
Business Planning Specialist
Department of Economic Development

hjk

Admn. Appr. _____

DIGEST SHEET

TITLE OF ORDINANCE _____ Declaratory Resolution

R-84-02-18

DEPARTMENT REQUESTING ORDINANCE _____ Economic Development Department

SYNOPSIS OF ORDINANCE _____ A Declaratory Resolution designating an "Economic
Revitalization Area" under I.C. 6-1.1-12.1. (Commonly known as 1020
S. Calhoun Street - Fort Wayne Center Associates, Ltd.)

EFFECT OF PASSAGE _____ The construction of the Civic Center Hotel will help
to revitalize the urban core and create new jobs for the residents
of Fort Wayne.

EFFECT OF NON-PASSAGE _____ Opposite of the above.

MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS) _____ \$13,539,548.00 (not in-
cluding land cost)

ASSIGNED TO COMMITTEE (PRESIDENT) _____